

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: February 19, 2004

ITEM No.: _____

CASE NUMBER/
PROJECT NAME **McDowell Village Senior Housing
98-DR-2003#2**

LOCATION 8302 E McDowell Rd

REQUEST Revisit the location of the trash enclosure for the McDowell Village Senior Apartments.

OWNER City of Scottsdale
480-312-7313 ENGINEER

ARCHITECT/
DESIGNER Red Group LLC
480-948-5060 APPLICANT/
COORDINATOR Scott Laten
Red Group, LLC
480-948-5060

BACKGROUND

Zoning.

The property is zoned Planned Community District (PCD) with underlying zoning comparable to Multi-Family Residential District (R-5).

Context.

The site is currently vacant, has access to 3 surrounding roads, and is surrounded by single-family homes to the north, commercial uses to the east and west, and industrial to the south. The proposed Senior Apartments will occupy the west portion of the site.

History.

On February 5, 2004, the Development Review Board approved the McDowell Village Senior Center and Senior Apartment site plan and elevations. During the hearing, a neighbor expressed concerns regarding the trash placement at the northwest corner of the Senior Apartment building. After much discussion, the Board decided to allow the applicant more time to consider all location and screening options for the trash and revisit the trash enclosure discussion on February 19, 2004.

APPLICANT'S
PROPOSAL

Applicant's Request.

This is a request by the applicant to allow the proposed trash placement at the northwest corner of the building.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval.

STAFF CONTACT(S)

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 Project Coordination Manager
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 Development Planning Manager
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ATTACHMENTS

1. Applicant Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

McDowell Village Senior Apartments

Development Review Narrative

MASER DEVELOPMENT

The Site Plan shows a primary entry in three locations: on McDowell leading to the senior housing, retail and Stagebrush Theater, on 82nd Street leading directly to the senior housing and on Granite Reef Road as the main entrance for the Senior Center. Circulation is allowed between the various site uses and entrance/exits. A drop off for small buses and Dial-A-Ride is provided for both the Senior Center and the senior housing. Bus stops and bays will be located on McDowell Road and Granite Reef Road with pedestrian walkways leading citizens into the uses. From the bus stops.

The use of accents, which include brick and plaster/stucco color, as common materials will visually tie the building forms together.

SENIOR APARTMENTS

Age-Restricted, Independent Living Seniors Housing Community RED Group, LLC has developed a community concept that is to be deed restricted to adults, 55 years of age and older. The community will consist of 224 senior apartments with a density of less than 21 units per acre. The two and three-story building will include one, one plus den and two bedroom apartments nestled around landscaped courtyards.

Architectural Concept RED Group, LLC has created a seniors' housing community that extends from one to three stories, providing integrated scaling to the surrounding structures and neighborhood. The building's design utilizes a variety of southwestern and contemporary influences, including varying rooflines and different window styles and sizes to give diversity. There is also a broad use of architectural features around windows and doors to accent the exterior of the building, creating light, shadow, visual relief, and aesthetically pleasing building elevations. Stepped patios, architectural banding and shade elements for western and eastern facing windows combined with a rich playful color palette also provide asymmetry of visual elements and delineate the building vertically as well as horizontally. Two by six construction on floors one and two and two by four construction on floor three provides for deeper recessed windows and allows for a stepping effect on the third floor.

Site Plan Concept In designing the conceptual site plan, special attention has been given to: *context and scale* of the area; the *structure* – spatial relationships within the site and with the surrounding area; *connectivity* – interconnection within the site and surrounding area; *diversity* – providing a variety of physical and social elements; and *adaptability* – compatibility with the neighborhood. The orientation of the senior housing achieves minimal intrusion into the privacy of the senior residents and adjoining neighbors. The building has been oriented where no resident window or balcony is parallel to the adjoining property lines. Minimum setbacks at approximately 100 feet to adjacent

properties and 120 feet to neighboring structures are double the required distance by municipal ordinance.

The placement of mature trees throughout the parking and landscape areas will virtually eliminate line of site intrusion. The site plan creates the following key elements: Attractive, unique windows to McDowell and Granite Reef Roads, limited height of building to three stories, stepping down to two stories and single story on the ends, enhancing the residential character and strengthening the connection with the single story homes to the north while maintaining massing consistent with the retail, senior center and theater. Provision of adequate common areas and amenities within the site. Orienting the wings of the seniors' housing community to create interior courtyard spaces that will encourage pedestrian activity and linkage to the neighborhood retail services, Senior Center, Stagebrush Theater, and public transit facilities.

Seniors Housing Community Amenities

Interior Appointments

Architecturally unique one-bedroom and two-bedroom apartments

Nine-foot high ceilings throughout the apartments that provide interior volume 12% greater than traditional eight foot ceilings

Carpet, tile, wall tint and crown molding colors to reflect contemporary elegant colorization

Expanded living space with balconies and patios designed for outdoor relaxation or to simply bring the outdoors inside

Frost-free Refrigerators with built-in icemakers

Built-in Microwave Ovens

Washer and Dryers in each apartment

Storage closets

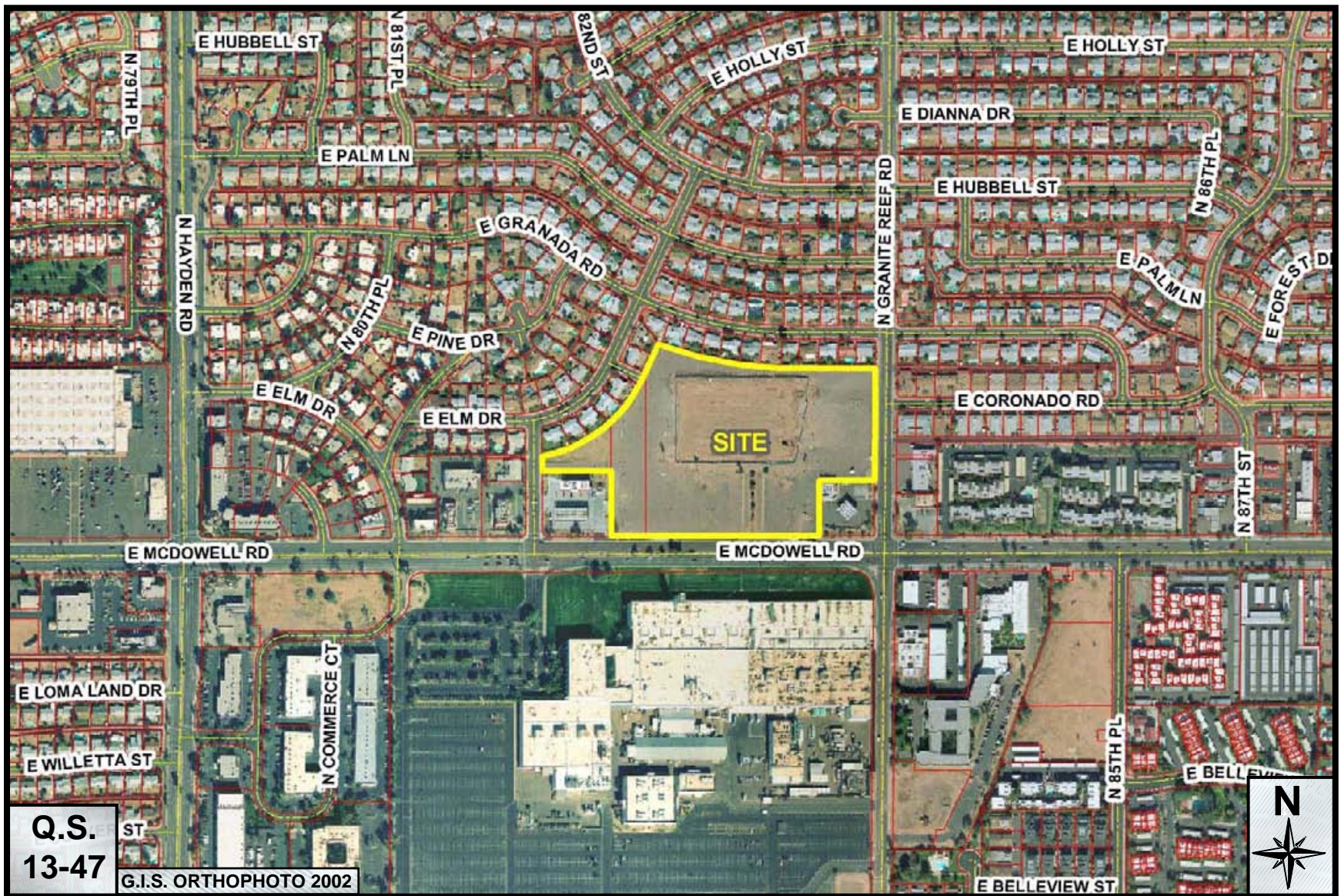
High-speed Internet Access

Common Area Appointments

- Leasing, reception and administrative offices
- Fireplace and sitting area
- Library and reading room
- Wellness Center
- Multi-Purpose room that may be divided for separate use
- Computer room with high-speed internet access, fax, printer, and copier
- Large-screen plasma HDTV with surround sound and theater seating
- Small kitchen for private events
- Private, small dining/conference room for use by tenants' families and small groups
- Commercial Kitchen
- Dining room and multipurpose room
- Interior, secure, double-loaded hallway access to individual apartments
- Air-conditioned, heated, carpeted, well lit, tastefully appointed hallways
- Color pallets that uniquely identify location for greater resident orientation

Exterior Amenities

- Landscaped with a large percentage of mature trees
- Swimming and exercise pool
- Therapeutic Spa
- Barbeques and Ramadas
- Benches, patio tables and chairs
- Parking lot access gate (west of housing component) to secure tenant parking area
- Pedestrian doors with limited access
- Dining Patio
- Community planting area with potting shed



Scottsdale Senior Center
McDowell Village

98-DR-2003#2

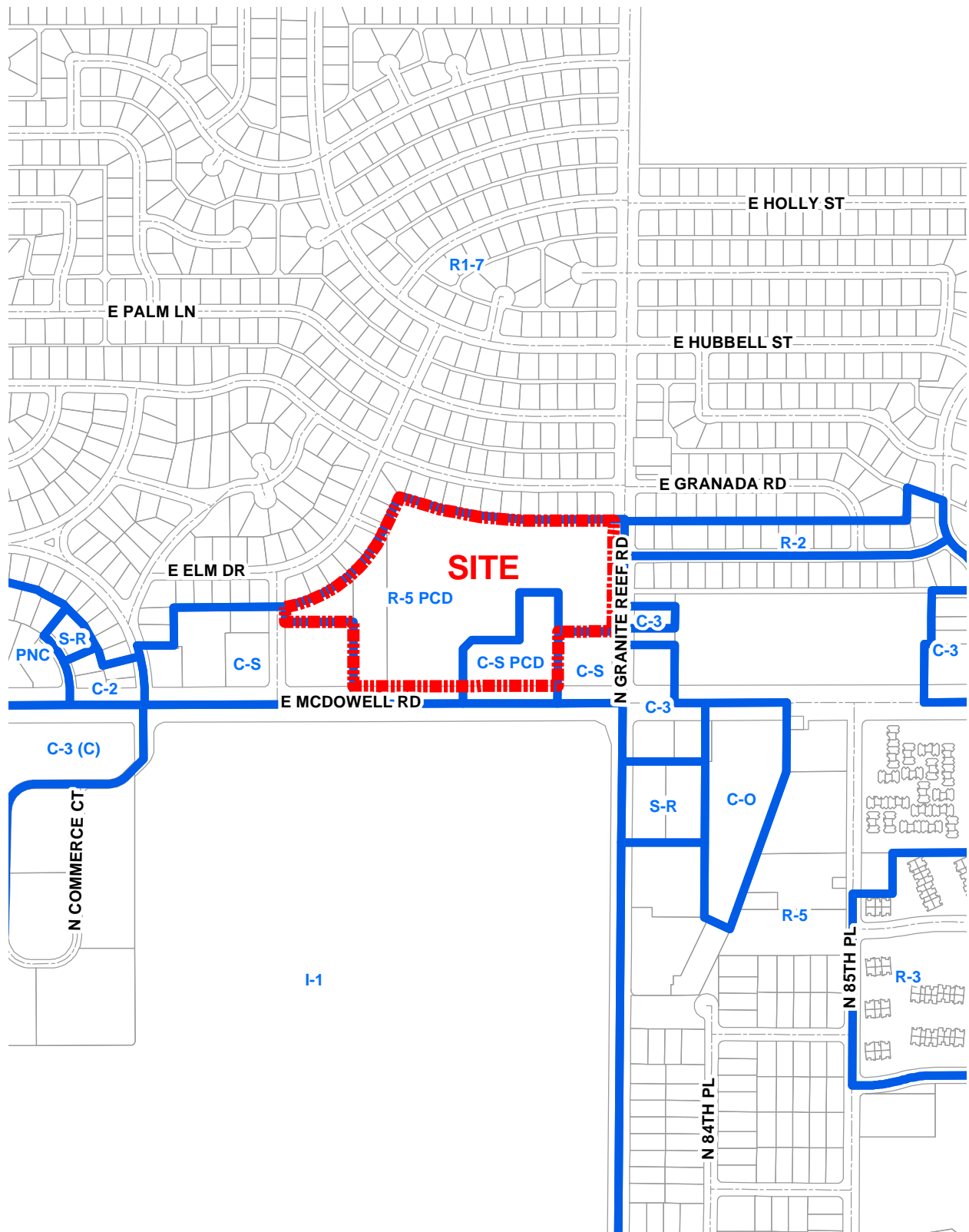
ATTACHMENT #2



Scottsdale Senior Center
McDowell Village

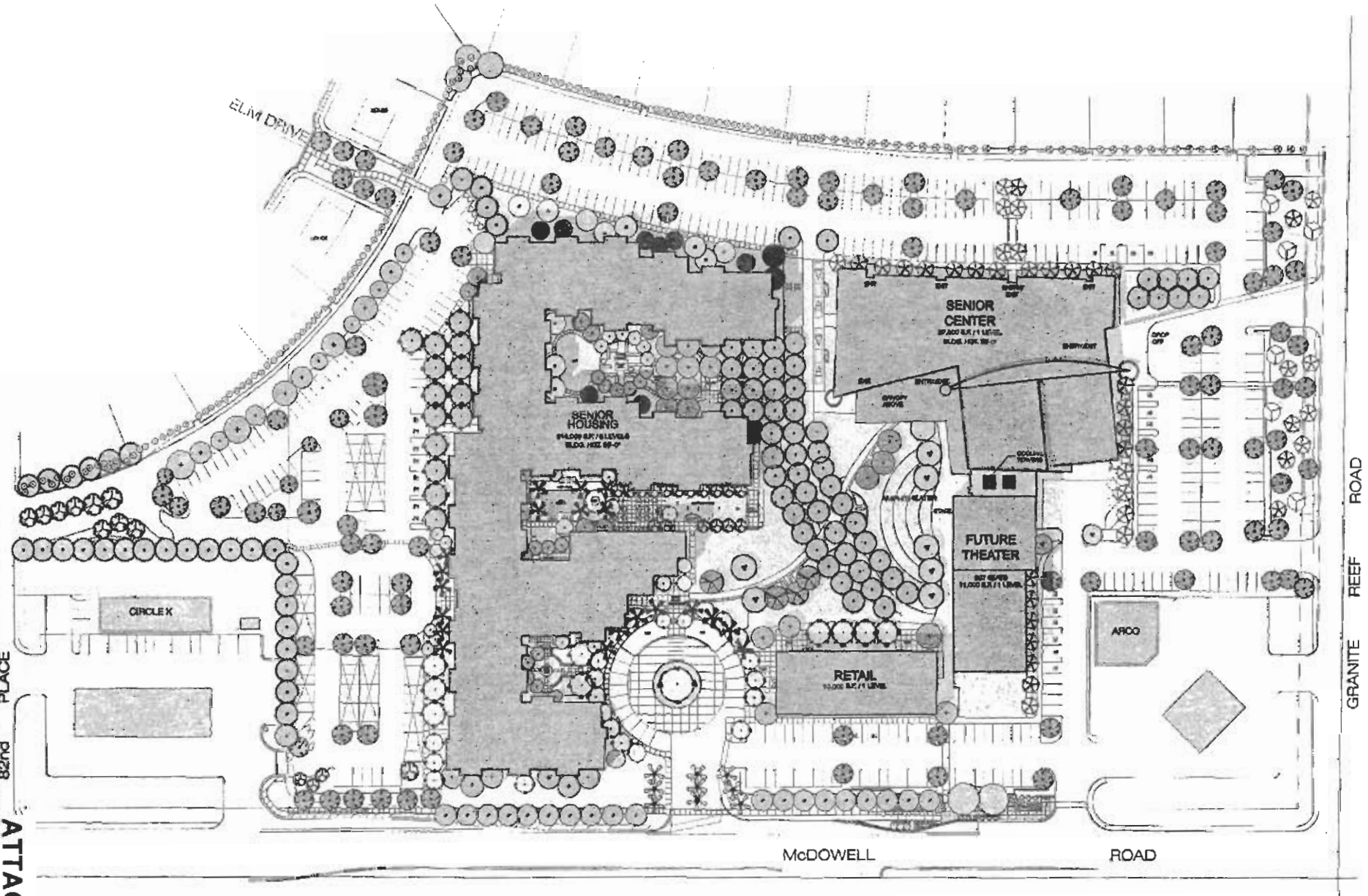
98-DR-2003#2

ATTACHMENT #2A



98-DR-2003#2





McDowell Village Mixed Use Development
 scottsdale • arizona

SITE PLAN
 SCALE: 1" = 40'-0"



PRELIMINARY

ELEVATIONS

AGENDA ITEM



East Elevation



McDowell Elevation



North Elevation

McDowell Village Senior Apartments
SCOTTSDALE ARIZONA

RED
GROUP, LLC

98-DR-2003#2

**SCOTTSDALE SENIOR CENTER
Mc DOWELL VILLAGE - REVISED
8302 E. Mc DOWELL RD.
SCOTTSDALE, AZ.**

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

SEE THE SITE PLAN FOR THE FIRE LANE LOCATIONS. ENTRANCE & EXIT DRIVES MUST BE A MIN. 20'-00" WIDE EACH.
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☒ B. PADLOCK
 - ☒ C. KNOX OVERRIDE & STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. SUBMIT PLANS FOR A CLASS " B " FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☐ 7. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☒ 8. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☒ 9. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 10. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER(S) OF CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 11. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 20') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 12. NUMBER OF FIRE HYDRANTS REQUIRED, 04. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 13. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 14. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☐ 15. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. PERMIT FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED REQUIRES THAT A COMPLETED HMMP BE PROVIDED WITH SUBMITTAL OF BUILDING PLANS.
- ☒ 16. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 17. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4" (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 18. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF _____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS MAY BE REQUIRED.

19. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA (2002 EDITION) & CITY ORDINANCE. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
LT. HAZ. APARTMENTS -- ORD. GR II- MERCANTILE ORD. GR I - RESTAURANT
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA;
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES:
.45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. PROVIDE A LOOPED UNDERGROUND WATER MAIN SYSTEM. - FIRE TRUCK TURNING RADIUS
OUTSIDE , 45'-00" INSIDE , 25'-00" - MIN. LOADING DESIGN OF A MIN. 83,000 POUNDS G.V.W. -

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: McDowell Village – Senior Housing Case 98-DR-2003 #2

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Red Group, LLC dated 1/5/2004 by City staff.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Red Group, LLC dated 1/5/2004 by City staff.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Terrano and Urban Graphite landscape architects and dated 1/22/2003 by City staff.
 - d. The location and configuration of open space shall be constructed to be consistent with the site plan worksheet submitted by Gabor Lorant Architects, Inc dated 1/9/2004 by City staff.
 - e. The photometric, lighting fixture type, location and configuration of all site lighting shall be consistent with the lighting plans submitted by Visual and dated 1/9/2004 by City staff.
 - f. Phasing shall be consistent with the phasing plan submitted by Gabor Lorant Architects, Inc dated 1/9/2004 by City staff.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
4. Any exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials on both sides that are compatible with the building(s) on the site in terms of color and texture.
8. All walls shall match the architectural color, materials and finish of the building(s) on both sides.

Ordinance

- A. Revise the first floor units to meet or exceed the minimum amount of private outdoor living space required per the amended development standards.

SITE DESIGN:**DRB Stipulations**

9. The Retail and Theater buildings shall return to a separate Development Review Board hearing for approval.

LANDSCAPE DESIGN:**DRB Stipulations**

10. Landscaping and site walls along McDowell Road shall be consistent with the McDowell Road Streetscape Guidelines.

Ordinance

- B. Turf shall be limited to the maximum area specified in Sections 49-245 through 49-248 of the City Code.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

11. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign, bollard, and parking lot canopy lighting.
12. The individual luminaire lamp shall not exceed 320 watts.
13. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet, except the first row of light pole fixtures along the north and south property lines shall not exceed 16 feet.
14. With final plans submittal, the developer shall submit a pre-curfew and post-curfew lighting plan, with automatic timers.
15. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
16. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. No light poles shall be located within 30 feet of the adjacent single-family residential property lines to the north and west.
- b. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles.
- c. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.00 foot-candles. All exterior luminaries shall be included in this calculation.
- d. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 along North and Northwest parcel boundary adjacent to residential, and 1.5 foot-candles at all other locations except driveways. All exterior luminaries shall be included in this calculation.

Building Mounted Lighting:

- e. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

Carport Lighting:

17. The carport lighting shall be recessed within the canopy and shall not project below the fascia. The light source is not directly visible from the property line.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

18. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- C. If covered parking is provided for the general public, accessible covered parking (in conformance with ADA requirements) shall also be covered in the same proportion for non-residential places of public accommodation.
- D. If covered parking is provided for multi-family residences, accessible covered parking (in conformance with ADA requirements) shall also be provided in the same proportion. Covered accessible parking may be located contiguous to covered spaces if an accessible path of travel to the building is provided.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

19. No exterior vending or display shall be allowed.
20. Flagpoles, if provided, shall be one piece, conical, and tapered.
21. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.
22. Provide details of covered parking.

RELEVANT CASES:

Ordinance

- E. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 9-ZN-2003.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

- 23. Preliminary Drainage Report For McDowell Village, prepared by EEC and sealed 1/07/2004.
- 24. McDowell Village Mixed Use Development Site Plan, prepared by GLA, dated 1/09/2004 by City Staff.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 25. A final drainage statement report shall be submitted that demonstrates consistency with the approved drainage report from Case #98-DR-2003.
 - a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
 - c. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

Ordinance

- F. On December 3, 2003, the City's Storm water Management Division approved a Storm water Storage Waiver for this development. This approval is based on the following conditions:

- (1) The proposed project, McDowell Village, includes storm water storage for 0.6 Ac-Ft

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

DRB Stipulations

- 26. If a gated entrance or parking is proposed, the developer shall design and construct the gated entrance in conformance to Figure 8.1-1 of the City's Design Standards and Policies Manual. There shall be a minimum of 20 feet clear distance when the gates are open for access.

Ordinance

- G. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:

DRB Stipulations

- 27. The developer shall provide a minimum parking-aisle width of 24 feet.
- 28. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
- 29. Speed humps shall be designed and constructed at all internal pedestrian crossings.

30. The Y intersection as shown on the 82nd Place Vehicular entry on the referenced applicable document shall be redesigned to a gentle T intersection.
31. Provide a pedestrian connection between the Senior Housing and the Circle K located at the southwest corner of the site.

Ordinance

- H. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

REFUSE:**DRB Stipulations**

32. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-2 for single enclosures with grease containment and #2147-1 for double enclosures.
33. The refuse enclosure identified on the referenced applicable documents in the southeast corner of the property must be orientated at 30-degree angle to the centerline of the drive.
34. The refuse enclosures identified on the referenced applicable documents in the northeast corner of the site must be reorientated to facilitate container pickup
35. Enclosures must:
 - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.
 - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

- I. Refuse enclosures are required as follows:
 - (1) Restaurants: One per restaurant
 - (2) Senior Apartments: Three single enclosures or 1 single and 1 double enclosure.
- J. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- K. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER:**DRB Stipulations**

36. Basis of Design Report (Water):
 - a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- L. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

37. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
38. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- M. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

39. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- N. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]